



LEGEND

	PROPOSED CONTOURS
	EXISTING CONTOURS
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	BUILDING SETBACKS
	EXISTING WATER SERVICE
	PROPOSED WATER SERVICE
	PROPOSED SWALE
	PROPOSED CURTAIN DRAIN
	STONE WALL
	EXISTING WELL
	PROPOSED HOUSE
	PROPOSED 0-BOX
	PROPOSED SEPTIC TANK
	PROPOSED PUMP CHAMBER
	PROP. ROOF DRAIN OUTLET
	PROP. FOOTING DRAIN OUTLET
	PROP. CURB BOX LOCATION
	PERCOLATION TEST HOLE
	DEEP SOIL TEST HOLE



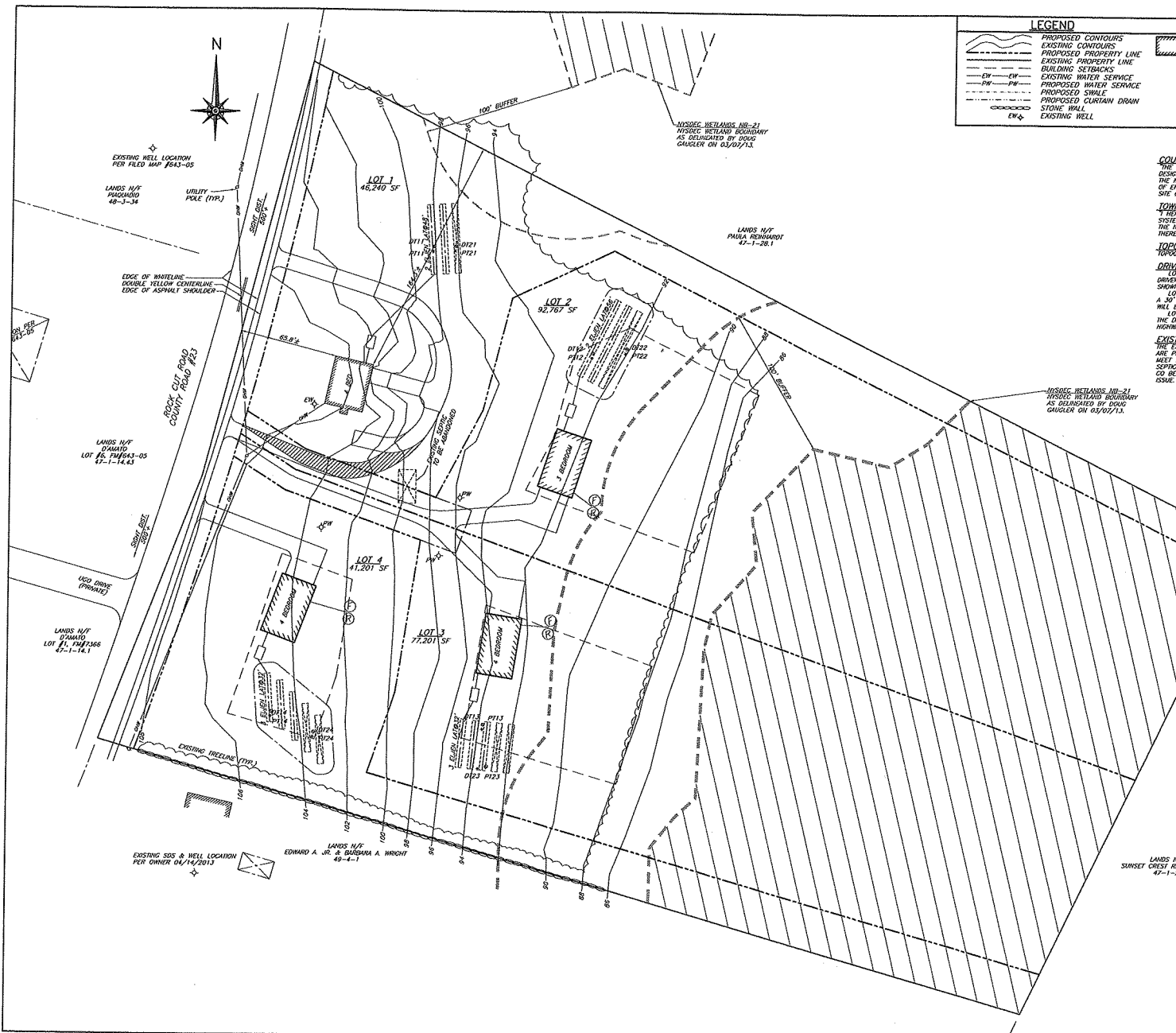
COUNTY CERTIFICATION:
THE PROPOSED SEWAGE DISPOSAL SYSTEM AND WATER SUPPLY SYSTEM SHOWN ARE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS ESTABLISHED BY THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION. THE DESIGN IS BASED UPON THE ACTUAL SOIL AND SITE CONDITIONS FOUND UPON THE LOT AT THE DESIGN LOCATION AT THE TIME OF DESIGN.

TOWN CERTIFICATION:
I HEREBY CERTIFY TO THE TOWN OF NEWBURGH THAT THE SEWAGE DISPOSAL SYSTEM DEPICTED ON THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH THE NEW YORK STATE PUBLIC HEALTH LAW AND ALL REGULATIONS PROMULGATED THEREUNDER.

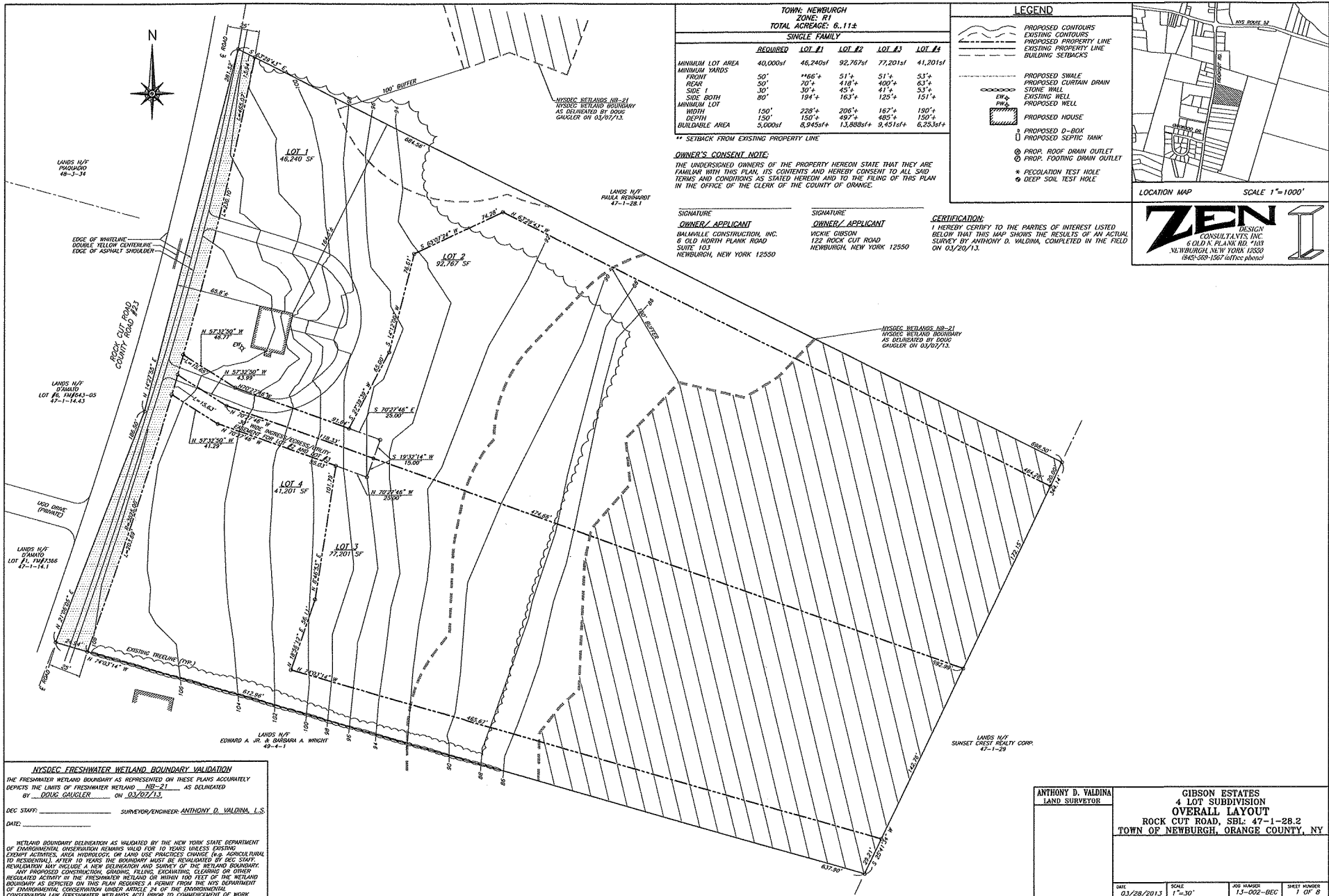
TOPOGRAPHY NOTE
TOPOGRAPHY PREPARED BY ZEN DESIGN CONSULTANTS, INC.

DRIVEWAY NOTES
LOT #1 (EXISTING HOME) WILL CONTINUE TO USE THE NORTHERLY MOST EXISTING DRIVEWAY. SOME MODIFICATIONS TO THE END OF THE DRIVEWAY (INSIDE THE LOT) AS SHOWN ON THE PLAN WILL BE INSTALLED AT THE TIME OF CONSTRUCTION.
LOT #2 & LOT #3 WILL SHARE A COMMON DRIVEWAY WHICH IS PROPOSED TO HAVE A 30" INGRESS/EGRESS/CURBILITY EASEMENT AROUND IT. THE EXISTING SOUTHERLY DRIVEWAY WILL BE USED FOR THIS ENTRANCE.
LOT #4 WILL HAVE A SEPARATE NEW DRIVEWAY INSTALLED AS SHOWN ON THE PLAN. THE DRIVEWAY ENTRANCE SHALL MEET THE REQUIREMENTS OF THE ORANGE COUNTY HIGHWAY DEPARTMENT DESIGN AND CONSTRUCTION STANDARDS.

EXISTING SEPTIC SYSTEM
THE EXISTING HOME ON THE PROPERTY HAS AN EXISTING SDS SYSTEM IN PLACE. WE ARE PROPOSING A NEW SYSTEM BE INSTALLED ALONG WITH A PROPER SEPTIC TANK TO MEET THE CURRENT ORANGE COUNTY HEALTH DEPARTMENT GUIDELINES. THE EXISTING SEPTIC SYSTEM IS TO BE ABANDONED AND THE NEW SYSTEM INSTALLED PRIOR TO THE CO BEING ISSUED FOR EITHER LOT #2 OR LOT #3. LOT #4 IS NOT EFFECTED BY THIS ISSUE.



WILLIAM J. MOREAU, P.E. ENGINEER	GIBSON ESTATES 4 LOT SUBDIVISION SITE PLAN		
	ROCK CUT ROAD, SBL: 47-1-28.2 TOWN OF NEWBURGH, ORANGE COUNTY, NY		
DATE 03/28/2013	SCALE 1"=30'	JOB NUMBER 13-002-BEC	SHEET NUMBER 2 OF 4

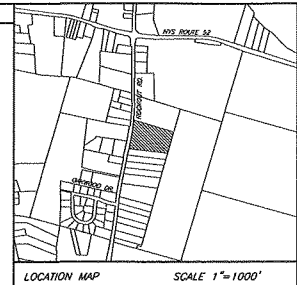


TOWN: NEWBURGH
 ZONE: R1
 TOTAL ACRES: 6.11±

SINGLE FAMILY					
	REQUIRED	LOT #1	LOT #2	LOT #3	LOT #4
MINIMUM LOT AREA	40,000sf	46,240sf	92,767sf	77,201sf	41,201sf
MINIMUM YARDS					
FRONT	50'	146'±	51'	51'	53'
REAR	30'	70'	418'	400'	63'
SIDE 1	30'	30'	45'	41'	53'
SIDE 2	80'	194'	163'	125'	151'
MINIMUM LOT WIDTH	150'	228'	206'	167'	190'
DEPTH	150'	150'	497'	485'	150'
BUILDABLE AREA	5,000sf	8,945sf±	13,888sf±	9,451sf±	6,233sf±

** SETBACK FROM EXISTING PROPERTY LINE

- LEGEND**
- PROPOSED CONTOURS
 - - - EXISTING CONTOURS
 - - - PROPOSED PROPERTY LINE
 - - - EXISTING PROPERTY LINE
 - - - BUILDING SETBACKS
 - PROPOSED SHALE
 - PROPOSED CURTAIN DRAIN
 - STONE WALL
 - EXISTING WELL
 - PROPOSED WELL
 - PROPOSED HOUSE
 - PROPOSED D-BOX
 - PROPOSED SEPTIC TANK
 - PROP. ROOF DRAIN OUTLET
 - PROP. FOOTING DRAIN OUTLET
 - * PECCOLATION TEST HOLE
 - ⊙ DEEP SOIL TEST HOLE



OWNER'S CONSENT NOTE:
 THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE.

SIGNATURE
OWNER / APPLICANT
 BALMVILLE CONSTRUCTION, INC.
 6 OLD NORTH PLANK ROAD
 SUITE 103
 NEWBURGH, NEW YORK 12550

SIGNATURE
OWNER / APPLICANT
 VICKIE GIBSON
 122 ROCK CUT ROAD
 NEWBURGH, NEW YORK 12550

CERTIFICATION:
 I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL SURVEY BY ANTHONY D. VALDINA, COMPLETED IN THE FIELD ON 03/28/13.

ZEN DESIGN CONSULTANTS, INC.
 6 OLD N. PLANK RD. #103
 NEWBURGH, NEW YORK 12550
 (845) 569-1567 (office phone)

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION
 THE FRESHWATER WETLAND BOUNDARY AS REPRESENTED ON THESE PLANS ACCURATELY REFLECTS THE LIMITS OF FRESHWATER WETLAND NIS-21 AS DELINEATED BY DOUG GAUGLER ON 03/27/13.

DEC STAFF: _____ SURVEYOR/ENGINEER: ANTHONY D. VALDINA, L.S.
 DATE: _____

WETLAND BOUNDARY DELINEATION AS VALIDATED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION REMAINS VALID FOR 10 YEARS UNLESS EXISTING EVIDENT ACTIVITIES, AREA HYDROLOGY OR LAND USE PRIORITIES CHANGE (E.G. AGRICULTURAL TO RESIDENTIAL). AFTER 10 YEARS THE BOUNDARY MUST BE REVALIDATED BY DEC STAFF. REVALIDATION MAY INCLUDE A NEW BOUNDARY AND SURVEY OF THE WETLAND BOUNDARY. ANY PROPOSED CONSTRUCTION, DRAINAGE, FILLING, EXCAVATING, CLEARING OR OTHER REGULATED ACTIVITY IN THE FRESHWATER WETLAND OR WITHIN 100 FEET OF THE WETLAND BOUNDARY AS SHOWN ON THIS PLAN REQUIRES A PERMIT FROM THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION UNDER ARTICLE 24 OF THE ENVIRONMENTAL CONSERVATION LAW (FRESHWATER WETLANDS ACT) PRIOR TO COMMENCEMENT OF WORK.

ANTHONY D. VALDINA
 LAND SURVEYOR

GIBSON ESTATES
 4 LOT SUBDIVISION
 OVERALL LAYOUT
 ROCK CUT ROAD, SBL: 47-1-28.2
 TOWN OF NEWBURGH, ORANGE COUNTY, NY

DATE: 03/28/2013 SCALE: 1"=30' JOB NUMBER: 13-002-BEC SHEET NUMBER: 1 OF 8